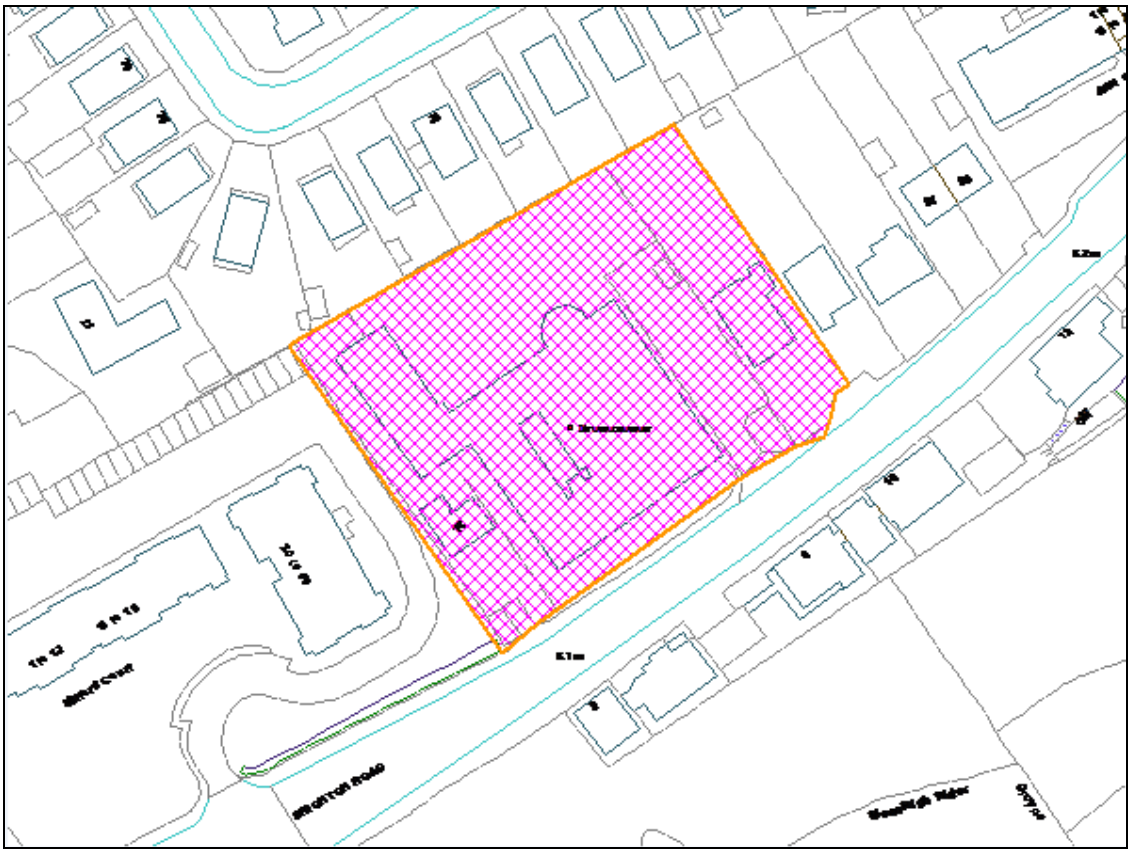
Application Number: AWDM/1002/14 **Recommendation – APPROVE**

Site: **Drumconner Rest Home 15 Brighton Road, Lancing, West Sussex**

Proposal: **Proposed single storey rear extension to kitchen and store and proposed first floor extension to provide additional 942 square metres of accommodation including an additional 17 bedrooms, first floor lounge and dining room**

Applicant: Drumconner Homes Ltd Ward: Churchill
Case Officer: Matthew Porter



Not to Scale

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Proposal, Site and Surroundings

The application relates to a large detached nursing home on the seafront road in Lancing, just east of Brooklands Pleasure Park. The original building has been

extensively enlarged over time. The detached two-storey properties to either side of it are under the ownership of Drumconner.

Permission is sought for a 'wrap around' first floor extension to all elevations of the existing nursing home building creating two internal courtyards, and an additional ground floor extension to the north elevation. The resultant building will measure overall, some 38 metres in length, 8.5 metres in height, and 36 metres in width.

This would provide an additional 942 square metres of accommodation, including an additional 17 bedrooms and a first floor lounge and dining room.

Relevant Planning History

ADC/0023/06
Single-storey extension (5 bedrooms, etc) on north-east corner (instead of larger extension previously approved)
Approved Conditionally 07.06.2006

ADC/0111/08
Single-storey extensions to east and west sides
Approved Conditionally 28.04.2008

ADC/0460/09
First-floor extensions on east and west sides of front part of care home building (8 bedrooms with ensuite facilities)
Approved Conditionally 15.01.2010

ADC/0012/11
Two-storey rear extension to west side annex with glazed link
Approved Conditionally 29.03.2011

AWDM/1428/12
Ground floor courtyard lift extension and first floor extension to west side of main building to create six new bedrooms with en-suites
Approved Conditionally 25.01.2013

Consultations (summarised)

Lancing Parish Council 1st consultation: *Gross overdevelopment of the site and concerns were raised about the increased density of residents. Other concerns were the increased traffic movements to and from the busy Brighton Road, parking on site and the impact on the surrounding properties.*

Lancing Parish Council comments on amended plans: to be reported

West Sussex County Council highways: *There are no changes to the existing access arrangements at the site; the existing access appears to be operating safely with no accidents recorded at the time of writing. The proposal may result in a greater demand for parking in this location, however it is not expected that this intensification would give rise to a highway safety issue. Nursing homes are not normally associated with significant traffic volumes; any visitor parking would be short term and unlikely to generate any significant highway safety issue, therefore an objection on the basis of a short falling on parking would not be raised. There are in any case restrictions on parking in areas that could be detriment to Highway safety. The applicant is required, however, to provide cycle parking at the site for staff and visitors to discourage the use of a private car where possible, and this should be secured by condition.*

Adur & Worthing Councils Environmental Health: *No adverse environmental comments*

Representations

Objections received from occupiers of 28, 29, 40, 51 Milford Court Brighton Road, 19 & 25 Lancing Park: *Vast amount. Huge disruption to already busy A259 during and after construction. Privacy of patients already breached. Often view half-dressed or nude residents. Would cause too much noise and take away our light. Previous extension to west side created "claustrophobic" environment. Already approval granted for extension, overlooks our apartment. Additional rooms at any cost? Brighton Road already very congested highway and will add unacceptable traffic (visitors and staff). Additional staffing levels "understatement". Recall difficulties in getting owners to vacate temporary car parking site on beach area opposite Milford Court. Understand area required because of lack of parking, during previous construction. Further accommodation will cause increase in staff and visitor parking being necessary and insufficient parking facilities currently and no option for any increase in this. Noise and disruption detrimental particularly at peak hours. Owners declined to renew wooden fence. Lack of fence severely reduced our privacy, especially the garden but it also means direct view into our living room. What remains is a straggly, unkempt hedge. Proposed first floor extension will further reduce our privacy as occupants of said extension will have direct view over top of hedge into our house - kitchen, living room and dining room. On North side we will be overlooked from proposed first floor lounge and several bedrooms. From east side will be overlooked from dining room and most of new bedrooms. Will block out light to our garden. Asked to cut down their 14ft evergreen hedge which they refused to do even though their hedge should only be 6ft 6inches high.*

Support received from occupiers of 2 & 10 Brighton Road and Nanette 4 Brighton Road: *Reasonable, sound, in keeping with and in scale to existing facility. This property is old fashioned building and well maintained. These new improvements would make it look more pleasing from road but also provide beautiful environment for old people. As neighbour to nursing home (across the road)*

welcome plans submitted not only because it will be better to look at but also upgrade environment locally. Enhance neighbourhood. Will ensure all street side buildings are of similar style.

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5, AH7 (in relation to AH10), AH10

Relevant Legislation

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

Saved Adur Local Plan policy AH10 supports extensions to nursing homes in principle, subject to these being in keeping with the original building and area to comply with Policy AH7.

Visual amenity, and character and appearance

Drumconner Nursing Home is already a large building. However its perception of scale and bulk is reduced by the low height of its 'wings' to either side of the original two-storey element. The building, as it is intended to be extended, would be made considerably larger still.

However the design approach to its enlargement ensures the original building would not be overwhelmed, and the resultant bigger building would not be disproportionately out of scale or out of character, and consequently not overdevelopment.

This is for a number of reasons. The set back of neighbouring buildings to either side of Drumconner means southern corners of the enlarged building would be visible from the public highway, although its rear elements would be quite well concealed by the existing buildings. The form of the original building would remain recognisable as the enlarged 'wings' would have low ridges and first floor windows set into the eaves. This would also assist in reducing the building's

mass at its corners and south facing elevation. Substantial space would remain around the enlarged building and those buildings that surround it, so it would not appear cramped. This section of Brighton Road has a variety of building types along it with wide frontages abutting the highway. Several are greater than two-storey height.

It is noted the south elevation as now proposed actually exhibits less bulk than a previously approved scheme (ADC/0460/09).

Residential amenity – effect on existing dwellings

Although the building would be larger than as it currently exists, it would remain sufficiently removed from neighbouring buildings so as to avoid adverse overbearing and overshadowing.

This is because distances of some 30 metres would remain between the new first floor lounge and the neighbouring buildings at the rear along Lancing Park. A similar distance would exist to Milford Court.

In terms of loss of privacy, the proposal would result in some additional overlooking. This is due to the row of first floor windows in the flanks and at the rear. However the distances involved mean the *severity* of overlooking would not result in adverse harm as intrusive views into neighbour's private habitable spaces would not arise. This includes the relationship between the angled glazing of the first floor lounge and neighbours at the rear.

Residential amenity – future occupiers

The enlargement of the nursery home incorporates adequate standards of residential amenity for new occupiers in terms of open amenity space, and daylight/sunlight, outlook, and privacy to their rooms.

Although the drawings do not provide a precise figure on compliance with (b) of Saved Local Plan AH10 (which requires 10 square metres of amenity space per resident), Drumconner has a well maintained outdoor garden curtilage providing an attractive useable space for residents.

Accessibility and parking

Access arrangements would remain unchanged, and the highway authority does not believe a highway danger would arise from its intensification of use.

Existing stores on the site are intended to be removed to allow for the release of six additional spaces, giving a total of 23 car parking spaces allocated for visitor parking. A further six spaces would be allocated for staff, along with a single parking space allocated for the manager. This parking allocation would be laid out on the site whereas currently there is no demarcation.

The proposed parking provision would fall short of the Council's adopted parking standards. The highway authority has not raised objection to this shortfall, believing the nature of the vehicular trips associated the use (largely consisting of visits by relatives with a regular churn in parking space availability) would avoid parking over-spill onto the public highway and highway danger.

Although it is recognised that parking on the immediate area is constrained by parking restrictions and there will be inevitably overspill onto nearby residential streets, without a formal objection from the highway authority it is difficult to warrant withholding planning permission for this reason alone.

Although recommended by the highway authority the use of purpose built cycle storage is doubtful given most visitors would arrive by car, and that there is a bus stop close by along Brighton Road for staff. There is plenty of space within the site to provide staff storage for their bikes without reliance upon a planning condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Schedule of materials/finishes to be agreed
4. Prior to occupation parking and turning space provided and retained thereafter

6th July 2015